

**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**

Planning Division | 1055 South Grady Way, 6th Floor | Renton, WA 98057 | 425-430-7200 | www.rentonwa.gov



PREAPPLICATION MEETING FOR

**Dick's Drive-in Restaurant
12XX Talbot Rd S, Renton, WA 98055**

PRE 26-000118

April 30, 2026

Contact Information:

Planner: Jill Ding, 425-430-6598, jding@rentonwa.gov

Public Works Plan Reviewer: Michael Sippo, 425-430-7298, msippo@rentonwa.gov

Fire Prevention Reviewer: Hugo Sotelo, 425.276.9587, hsotelo@RentonRFA.org

Building Department Reviewer: Rob Shuey, 206.550.8523, rshuey@rentonwa.gov

Please retain this packet throughout the course of your project as a reference. Consider giving copies to engineers, architects, and contractors who will work on the project. You will need to submit an PDF copy of this packet when you apply for land use and/or environmental permits.

When the project application is ready for submittal, you may email the project planner to start the prescreen process. Similarly, you may contact the assigned planner if there are any questions regarding submittal requirements.

The pre-application meeting is informal and non-binding. The comments provided on the proposal are based on the codes and policies in effect at the time of review. The applicant is cautioned that the development regulations are regularly amended and the proposal will be formally reviewed under the regulations in effect at the time of project submittal. The information contained in this summary is subject to modification and/or concurrence by official decision-makers (e.g., Hearing Examiner, Planning Director, Development Services Director, Development Engineering Director, Department of Community & Economic Development Administrator, Public Works Administrator and City Council).



M E M O R A N D U M

DATE: 4/23/26
TO: Jill Ding, Senior Planner
FROM: Hugo Sotelo, DFM
SUBJECT: Dick's Drive-in Pre26-0118

FIRE FLOW

The fire flow requirement for the proposed building is 1,500 gpm. Two fire hydrants are required, one within 150 feet and one within 300 feet from the proposed building. A looped water main is required for 2,500 gpm and larger. The existing fire hydrants appear to be within adequate distance and meet the required fire flow. Fire hydrants shall be equipped with 5" in Storz fitting if not already supplied.

Fire Protection systems

Approved fire alarm and kitchen hood suppression system are required throughout the building. Separate plans and permits are required by the fire department. Fully addressable and full detection is required for the fire alarm system. (total coverage)

IMPACT FEES

The fire impact fees are applicable at the rate of \$2.32 per sq. foot. This fee is paid at building permit issuance.

FIRE DEPARTMENT ACCESS

Fire department apparatus access roadways are required to be a minimum of 20 feet wide and fully paved, with 25 feet inside and 45-foot outside turning radius. Access is required within 150 feet of all points of the buildings. Fire access roadways shall be constructed to support a 30-ton vehicle with 75-psi point loading. Approved turnarounds are required for dead end roads that exceed 150 feet. The existing access appears to be adequate.

**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**

M E M O R A N D U M

DATE: April 28, 2026

TO: Jill Ding, Senior Planner

FROM: Michael Sippo, Civil Engineer III

**SUBJECT: Dick's Drive In Restaurant
901 S Grady Way, Renton, WA
PRE26-000118**

NOTE: The applicant is cautioned that information contained in this summary is preliminary and non-binding and may be subject to modification and/or concurrence by official city decision-makers. Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant.

I have completed a preliminary review for the above-referenced proposal located at parcel #'s 915460-0010 and 202305-9007. The following comments are based on the pre-application submittal made to the City of Renton by the applicant.

EXISTING CONDITIONS

The project site totals approximately 82,309 sq. ft. (1.89 acres) and is located at the previous location of the Sam's Club gas station. Surface parking for 42 stalls is proposed on the project site. Access to the site would be provided via two existing curb cuts off of Talbot Rd S. Protected and sensitive slopes, a high seismic hazard area are mapped on the project site. A Category III wetland and Type F stream are mapped to the east of the project site.

WATER COMMENTS

1. The proposed redevelopment project is within the City of Renton's water service area and in the 196-pressure zone and it is located within the five-year capture zone (Zone 2) of the City's wellhead protection areas.
2. The static water pressure from the above water mains is approximately 68 psi at ground elevation of 39 feet.
3. There are existing 12-inch and 16-inch city-owned water mains within utility easements that are located within the subject properties. Please refer to city water project plans no. W-3020

and W-3344 for the location and sizes of the water mains within the properties. The maximum capacity of the existing on-site water mains is 5,200 and 9,000 gallons per minutes (gpm), respectively.

4. There are also existing 24-inch and 16-inch water mains in Talbot Rd S that can deliver 20,000 and 9,000 gpm, respectively. Please refer to city water project plans no. W-0820 and W-3344.
5. There is an existing ¾-inch domestic water meter and service north of the proposed building. (MTR-006719 and LAT-005293).
6. Based on the review of project information submitted for the pre-application meeting, Renton Regional Fire Authority has determined that the preliminary fire flow requirement for the proposed building is 1,500 gpm. Per City code a looped water main is required around the development when the fire flow demand exceeds 2,500 gpm.
7. There is one fire hydrant within 150 ft of the building, and two within 300 ft. The existing fire hydrants appear to be within adequate distance and meet the required fire flow. Fire hydrants shall be equipped with 5”in Storz fitting if not already supplied.
 - HYD-S-00665 (within the proposed parcel, north of the proposed building.
 - HYD-S-00449 (approx. 135 LF west of the property line along Talbot Rd S).
 - HYD-S-00741 (adjacent to the SW corner of the property line, along Talbot Rd S)
8. Based on the information provided with the pre-application submittal documents, the following developer’s installed water main improvements will be required to provide domestic and fire protection service to the development including but not limited to the items that follow.
 - The existing ¾-inch water meter and service may be re-used if sized appropriately per the most recent Uniform Plumbing Code (UPC). If not sized appropriately, a new water meter and service must be installed by city forces per City standards.
 - Installation of a backflow prevention assembly(s) on private property behind the new/existing domestic water meters. The backflow prevention device for the domestic service must meet current standards as required by Washington State Department of Health (WAC 246-290-490). In accordance with Drinking Water Regulations, the building must have a ¾-inch RPBA (Reduced Pressure Backflow Assembly). The RPBA shall be installed inside an above ground heated enclosure per City Standard Plan 350.2. The RPBA may be located inside the building if a drainage outlet for the relief valve is provided, and the location is approved by the City Plan Reviewer and City Water Utility Department.
 - The domestic meters and backflow assembly boxes shall be located in public utility easements connecting to the public utility easements for the water main. Any new and existing fire hydrants shall be placed within public utility easements connecting to the existing public utility easements for the water main.
 - A 15 feet wide public water easement is required for any public water main, hydrants and water meters located outside City right-of-way. A minimum 10-foot setback is required from the building foundation to the new water main.
 - Installation of a landscape irrigation meter with a backflow prevention assembly (DCVA) if applicable.
 - Installation of off-site and on-site fire hydrants. The location and number of hydrants will be determined by the RRFA based on the final fire flow demand and final site plan. If

RRFA determines sprinkling and/or additional hydrants are required, additional requirements like backflow prevention and fire district connections may be required.

9. Civil plans for the water main improvements will be required and must be prepared by a professional engineer registered in the State of Washington. Please refer to City of Renton General Design and Construction Standards for Water Main Extensions as shown in Appendix K of the City's 2019 Water System Plan. Adequate horizontal and vertical separations between the new water main and other utilities (storm sewer pipes and vaults, sanitary sewer, power, gas, electrical) shall be provided for the operation and maintenance of the water main. Retaining walls, rockeries or similar structures cannot be installed over the water main unless the water main is installed inside a steel casing.
10. A conceptual utility plan will be required as part of the land use application for the subject development.
11. The development is subject to applicable water system development charges (SDC's) and meter installation fees based on the number and size of the meters for domestic uses and for fire sprinkler use. The development is also subject to fees for water connections, cut and caps, and purity tests. Current fees can be found in the 2026 Development Fees Document on the City's website. Fees will be charged based on the rate at the time of construction permit issuance.
 - The SDC fee for water is based on the size of the new domestic water, if any, to serve the project. The current water fee for a single 1-inch meter is \$5,025.00 per meter, 1-1/2-inch meter is \$25,125.00 and a 2-inch meter is \$40,200.00.
 - Water Service installation fee is \$2,875.00 per 1-inch service line, \$4,605.00 per 1-1/2-inch service line, and \$4,735.00 per 2-inch service line.
 - Drop-in meter fee is \$460.00 per meter for a 1-inch meter, \$750.00 for a 1-1/2-inch meter, and \$950.00 for a 2-inch meter. This is payable at issuance of the building.
 - A credit will be applied to the existing services if abandoned.
 - The full fee schedule can be found at:
<https://edocs.rentonwa.gov/Documents/DocView.aspx?id=9010319&dbid=1&repo=CityofRenton>

SEWER COMMENTS

1. The project is within the City of Renton's sanitary sewer service area.
2. There is an existing 18-inch diameter sewer main (see City plan no. S-3020) located in the property. The applicant will need to propose how they intend to service the new buildings with sanitary sewer service.
3. There is an existing 6-inch side sewer stub, capped near the main (see City side sewer permit SS19002290). If the existing side sewer is reused, a CCTV demonstrating that the side sewer is in workable condition and not damaged will need to be provided.
4. Installation of an oil/water separator downstream of the garbage/recycling area. The oil/water separator shall be sized in accordance with standards found in the latest edition of the Uniform Plumbing Code (UPC). The oil/water separator shall drain by gravity to the sewer main and shall be located so that it is accessible for routine owner maintenance. Building sewer should not be routed to the oil/water separator(s).

5. In accordance with King County Metro wastewater requirements, garbage/recycling areas shall be covered unless express consent is given by the agency allowing for the area to remain uncovered.
6. Commercial kitchen space will need to be directed to a grease interceptor(s) prior to connecting into the City's Sanitary Sewer system. Installation of a grease interceptor will be required. The grease interceptor shall be sized in accordance with standards found in the latest edition of the Uniform Plumbing Code (UPC). The grease interceptor shall drain by gravity to the sewer main and shall be located so that it is accessible for routine owner maintenance.
7. All new side sewers shall be a minimum of 6". All side sewers shall flow by gravity to the main at a minimum slope of 2%.
8. Side sewers shall connect directly into the sewer main (public or private) and not into manholes. Cleanouts are required at the ROW/Back of sidewalk or behind the property line per City Standard Plan 406.1. Note, the 18" sewer and existing stub are on the property. If there is not an existing easement for the 18" sewer an easement will need to be provided with the application. A clean out will still be required where the stub exits the easement and becomes the building sewer. The City will consider that the cleanout can be placed in the asphalt and not in landscaping.
9. A minimum 15-foot easement is required for any public sewer main located outside of the right-of-way. Easement size subject to increase based on sewer depth and/or location relative to other public utilities.
10. A conceptual utility plan will be required as part of the land use application for the subject development.
11. The development may be subject to King County Wastewater Treatment Division capacity charge. Information about the charge including rates may be found here:
<https://kingcounty.gov/en/dept/dnrp/waste-services/wastewater-treatment/sewer-system-services/capacity-charge/about>
12. The development is subject to a wastewater system development charge (SDC) fee. SDC fee for sewer is based on the size of the new domestic water to serve the project. Current fees can be found in the 2026 Development Fees Document on the City's website. Fees will be charged based on the rate at the time of construction permit issuance.
 - The current sewer fee for a 1-inch meter is \$3,650.00 per meter, 1-1/2-inch meter is \$18,250.00 and a 2-inch meter is \$29,200.00.
 - A credit will be applied if the existing services are abandoned. If the existing home(s) are served by septic systems, credit is not applicable.
 - A credit for the existing sewer located at the Sam's Club gas station may be applicable if the credit was not taken as a portion of the Home Depot development.
 - Final determination of applicable fees will be made after the water meter size has been determined.
 - The full fee schedule can be found at:
<https://edocs.rentonwa.gov/Documents/DocView.aspx?id=9010319&dbid=1&repo=CityofRenton>

SURFACE WATER

1. There is an existing onsite 12-inch conveyance system and associated biofiltration swale that serves the development pad and previous gas-station (see City plan [zR-3020Set](#)) that ultimately discharges to the south in the wetland on parcel 2023059008.
2. Critical areas on site that may affect stormwater review include sensitive slopes, a high seismic hazard area mapped on the project site, zone 2 wellhead protection area with a Category III wetland and Type F stream mapped to the east and south of the project site.
3. Drainage plans and a drainage report complying with the adopted 2022 Renton Surface Water Design Manual will be required. Refer to Figure 1.1.2.A – Flow Chart of the 2022 Renton Surface Water Design Manual (RSWDM) to determine what type of drainage review is required for this site. Based on the City's flow control map, the site falls within the *Peak Rate Flow Control Standard* area matching *Existing Conditions* and is within the *Black River Drainage Basin*. The development is subject to a Full Drainage Review in accordance with the 2022 Renton Surface Water Design Manual (RSWDM) to address all nine core requirements and the six special requirements.
4. If the new plus replaced pollution generating impervious surface exceeds 5,000 SF, the applicant will be required to provide enhanced basic water quality treatment. Any proposed detention and/or water quality vault shall be designed in accordance with the RSWDM that is current at the time of civil construction permit application. Separate structural plans will be required to be submitted for review and approval under a separate building permit for the detention and/or water quality vault.
5. Appropriate on-site BMPs satisfying Core Requirement #9 will be required to help mitigate the new runoff created by this development to the maximum extent feasible. On-site BMPs shall be evaluated as described in Section C.1.3 of the 2022 RSWDM. A preliminary drainage plan, including the application of on-site BMPs, shall be included with the land use application, as applicable to the project. The final drainage plan and drainage report must be submitted with the utility construction permit application.
6. Any new storm conveyance installed on or off-site shall be designed and sized in accordance with standards found in Chapter 4 of the 2022 RSWDM and shall account for the total upstream tributary area, assuming developed conditions for onsite tributary areas and existing conditions for any offsite tributary areas.
7. A Construction Stormwater Permit from Department of Ecology **may be required** since clearing and grading of the site and frontage could potentially exceed one acre. Applicant must obtain permit and provide proof prior to Civil Permit issuance.
8. A geotechnical soils report for the site is required per the 2022 Renton Surface Water Design Manual Section C.1.3. Information on the water table and soil permeability (measured infiltration rates), with recommendations of appropriate on-site BMPs per Core Requirement #9 and Appendix C shall be included in the report. The report should also include information concerning the soils, geology, drainage patterns and vegetation present shall be presented in order to evaluate the drainage, erosion control and slope stability for site development of the proposed plat. The applicant must demonstrate the development will not result in soil erosion and sedimentation, landslide, slippage, or excess surface water runoff. Any removal of existing underground storage tanks and/or contaminated soils will be required to meet all local, State and Federal requirements.
9. Erosion control measures to meet the City requirements shall be provided
10. **[The current City of Renton Surface Water Standard Plans](#)** that shall be used in all drainage submittals are available online at the City of Renton website.

11. The 2026 Surface water system development fee is \$0.94 per square foot of new impervious surface, but no less than \$2,350.00. This is payable prior to issuance of the construction permit. This fee is subject to change based on the calendar year the construction permit is issued. Credit will be given for existing impervious surfaces. The full fee schedule can be found at:
<https://edocs.rentonwa.gov/Documents/DocView.aspx?id=9010319&dbid=1&repo=CityofRenton>

TRANSPORTATION

1. Per City code 4-6-060 frontage improvements are required for new construction in excess of \$175,000. The proposed development site has frontage on Talbot Rd S:
 - a. Talbot Rd S is classified as a 7-lane Principal Arterial. Per RMC 4-6-060, 7-lane Principal Arterials are required to have a minimum ROW width of 125 feet, consisting of the following: 83 foot paved width, foot wide curbs, 8 foot wide landscaped planters, 8 foot wide sidewalks, and 2 feet of clear space at back of sidewalks. Street lighting and storm water improvements on the public street frontages are applicable. The Renton Trails and Bicycle Master Plan has a shared use path planned for Talbot Road S.
 - b. The Renton Transportation Division has no plans to widen Talbot Road S at this time, however, King County Metro Transit is currently under construction for Civil Construction Permit (C21001128) for a new RapidRide I-Line route on Talbot Road S. The I-Line project will add an additional lane to Talbot Road S along the project's frontage and construct curb, gutter, and sidewalk and is slated for construction of this portion in 2027. The City will support a street modification to reduce the pavement width to the width proposed as part of King County's I-Line project and to reduce the right-of-width along Talbot Rd S required to accommodate the following half street improvements: 0.5-foot-wide curb, 8-foot-wide landscaped planter, street lighting, 8-foot-wide sidewalk, and 2 feet of clear space at back of sidewalk. Dedication would be required pending the final survey.
 - c. Unless the frontage improvement have been constructed by the I-Line project, the applicant may be responsible for the design and construction of the frontage improvements in accordance with City Code or as modified through the street modification process.
2. Parking lot construction shall be in accordance with City code 4-4-80G. Street lighting and street trees are required to meet current city standards. Minimum aisle width shall be 20' in accordance with Renton Regional Fire Authority requirements.
3. On and off-site ADA, curbing, sidewalk and parking lot/drive-aisle improvements will be reviewed in conjunction with the civil construction permit and will require a grading plan consisting of spot elevations and slopes showing that ADA and City specifications are being met.
4. ADA access ramps shall be installed at all street crossings. Ramps shall be shown at each intersection. Ramps shall be oriented to provide direct pedestrian crossings.
5. Property corner dedication meeting City code shall be provided.
6. Street lighting and street trees are required to meet current city standards. Final lighting plans are required to be submitted with the civil construction permit application and will be reviewed during the construction utility permit review.
7. Refer to City code 4-4-080 regarding driveway regulations.

- a. Driveways shall be located a minimum of 5-feet from property lines.
 - b. Maximum driveway slope is 8%.
 - c. The northernmost driveway serving the Sam's Club site on Talbot Rd will continue to be restricted to right turn in and out movements. At the southern driveway only the left turn out movement would be restricted as it is currently
8. Undergrounding of all existing and proposed utilities is required on all frontages per RMC 4-6-090.
 9. Street lighting is required for a project that consists of more than four (4) residential units. See RMC 4-6-060 for street lighting requirements. Lighting plans are required to be submitted with the land use application and will be reviewed during the construction utility permit review.
 10. A traffic impact analysis is required when the estimated vehicular traffic generated from a proposed development exceeds 20 vehicles per hour in either the AM (6:00 – 9:00) or PM (3:00 – 6:00) peak periods. The analysis must include a discussion on traffic circulation to and from the site and onsite traffic circulation. The study shall include trip generation and trip distribution for the project for both AM and PM peak hours.
 11. WSDOT has previously commented on proposals for this property and may be applicable to this application:
 - a. "If there are any impacts to 405 right of way, even temporarily during construction, it will require review by WSDOT. Please use Duffy McColloch, mccolld@wsdot.wa.gov, as point of contact."
 - b. It shall be the Applicant's responsibility to coordinate with WSDOT if any additional reviews are warranted due to the proximity of the project to the southbound I-405 Talbot off-ramp.
 12. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.
 13. The transportation impact fee is based on the type of land use. The development is subject to transportation impact fees. Fees will be charged based on the rate at the time of building permit issuance.
 - a. The full fee schedule can be found at:
<https://edocs.rentonwa.gov/Documents/DocView.aspx?id=10067870&dbid=1&repo=CityofRenton>

GENERAL COMMENTS

1. All existing and proposed utility lines (i.e., electrical, phone, and cable services, etc.) along property frontage or within the site must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.
2. Adequate separation between utilities as well as other features shall be provided in accordance with code requirements:
 - a. 7-ft minimum horizontal and 1-ft vertical separation between storm and other utilities is required with the exception of water lines which require 10-ft horizontal and 1.5-ft vertical.
 - b. The stormwater line should be minimum 5 feet away from any other structure or wall or building.
 - c. Trench of any utility should not be in the zone of influence of the retaining wall or of the building.

3. All civil construction permits for utility and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans. Please visit the Development Engineering Forms page for the most up-to-date plan submittal requirements:
<http://rentonwa.gov/business/default.aspx?id=42473>
4. A landscaping plan and tree retention shall be included with the civil plan submittal. Each plan shall be on separate sheets.
5. Additional Building Permit Applications will be required for the following:
 - a. Any retaining walls that exceed 4 feet in height, as defined by [RMC 4-4-040](#).
 - b. Detention vaults for storm water flow control.
 - c. Demo of any existing structures on the project site(s).
6. Fees quoted in this document reflect the fees applicable in the year 2026 only and will be assessed based on the fee that is current at the time of the permit application or issuance, as applicable to the permit type. Please visit www.rentonwa.gov for the current fee schedule.



**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**

M E M O R A N D U M

DATE: April 30, 2026

TO: Pre-Application File No. PRE26-000118

FROM: Jill Ding, 425-430-6598, jd Ding@rentonwa.gov

SUBJECT: **Dick's Drive-in Restaurant – 12XX Talbot Rd S, Renton, WA 98055
(APN 9154600010)**

General: We have completed a preliminary review of the pre-application for the above-referenced development proposal. **The following comments on development and permitting issues are based on the pre-application submittals made to the City of Renton by the applicant and the codes in effect on the date of review.** The applicant is cautioned that information contained in this summary may be subject to modification and/or concurrence by official decision-makers (e.g., Hearing Examiner, Community & Economic Development Administrator, Public Works Administrator, Planning Director, Development Services Director, Development Engineering Director, and City Council). Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant. The applicant is encouraged to review all applicable sections of the Renton Municipal Code. The Development Regulations are available online at <https://www.codepublishing.com/WA/Renton>.

Project Proposal: The subject property is located on the east side of Talbot Rd S at approximately 12XX Talbot Rd S (APN 9154600010) and to the west of the existing home-improvement retailer (The Home Depot) located at 901 S Grady Way. The project site totals approximately 82,310 square feet (1.89 acres) in area, is zoned Commercial Arterial (CA), is within Urban Design District D, the Rainier/Grady Junction Overlay, and a portion of the property is in the Air and Noise Mitigation Buffer. The applicant proposes to construct an approximately 4,200 square foot fast-food type restaurant with walk-up window. The proposal would include 64 surface parking stalls. Access to the site would be provide via an existing curb cut off Talbot Rd S. According to City of Renton (COR) Maps, a Wellhead Protection Area (Zone 2) and high seismic hazard area are mapped onsite, and a Type F stream and wetland are mapped off-site to the south.

Current Use: The project site is currently vacant and includes a drive aisle and surface parking associated with The Home Depot.

1. **Zoning /Land Use Designation, and Overlays:** The property is located within the Commercial & Mixed Use (CMU) land use designation and the Commercial Arterial (CA) zoning classification. The property is also located within Urban Design District 'D', Rainier/Grady Junction Overlay, and an Air and Noise Mitigation Buffer, and therefore subject to additional standards. Commercial & Mixed Use designations are place areas with established commercial and office areas near principle arterials. Residential uses are allowed as part of mixed-use developments, and support new office and commercial development that is more intensive than what exists to create a vibrant district and increase employment opportunities. The intention of this designation is to transform strip commercial development into business districts through the intensification of uses and with cohesive site planning, landscaping,

signage, circulation, parking, and the provision of public amenity features. The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into the zone through mixed-use buildings.

The purpose of the Rainier/Grady Junction (“RGJ”) Overlay (“RGJ Overlay”) is to implement the Rainier/Grady Junction TOD Subarea Plan (“Subarea Plan”) and Planned Action EIS to reinforce the City’s planned concentration of pedestrian-oriented mixed-use development at intensities that support and are supported by multi-modal transportation options. The RGJ Overlay is intended to help revitalize a portion of the City Center Community Planning Area by creating incentives and opportunities for a mix of jobs and residences, maximizing the use of public transit, and providing a framework for future infrastructure and service decisions. The RGJ Overlay aims to leverage public and private investments to provide public benefits in the form of housing affordable to a wide range of income earners, the creation of public open spaces, increased pedestrian connectivity, quality urban design, and a unique sense of place.

Eating and drinking establishments with a walk-up window are a permitted use within the CA zone, subject to the approval of an Administrative Conditional Use Permit. The number of standalone walk-up window establishments shall be limited to three (3) locations in the City Center and five (5) locations citywide.

2. **Development Standards:** The project would be subject to [RMC 4-2-120A](#), “Development Standards for Commercial Zoning Designations” effective at the time of complete application (noted as “CA standards” herein). These standards are available on the City’s website at <http://www.codepublishing.com/WA/Renton/#!/renton04/Renton0402/Renton0402120A.html#4-2-120A>.

Minimum Lot Size, Width and Depth – The minimum lot size in the CA zone is 5,000 square feet. There are no minimum requirements for lot width or depth within the CA zone at this location. ***The existing site area totals approximately 82,310 square feet, which exceeds the 5,000 square foot minimum lot size requirement.***

Setbacks – Setbacks are the distance between the building and the property line or any private access easement or tract. Setback requirements in the CA zone and Rainier/Grady Junction Overlay are as follows:

Minimum Front Yard	15 ft.
Maximum Front Yard	20 ft.
Minimum Secondary Front Yard	15 ft.
Maximum Secondary Front Yard	20 ft.
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the property line.
Minimum Rear Yard	None, except 15 ft. if lot abuts a lot zoned residential.
Minimum Side Yard	None, except 15 ft. if lot abuts or is adjacent to a lot zoned residential
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .

The maximum setback may be modified through the site plan review process if the applicant can demonstrate that the proposed development meets the following criteria:

- i. Orients development to the pedestrian through measures such as providing pedestrian walkways beyond those required by the Renton Municipal Code (RMC), encouraging pedestrian amenities, and supporting alternatives to single-occupant vehicle (SOV) transportation; and
- ii. Creates a low-scale streetscape through measures such as fostering distinctive architecture and mitigating the visual dominance of extensive and unbroken parking along the street front; and
- iii. Promotes safety and visibility through measures such as discouraging the creation of hidden spaces, minimizing conflict between pedestrian and vehicle traffic, and ensuring adequate setbacks to accommodate required parking and/or access that could not be provided otherwise.

Alternatively, the maximum setback requirement may be modified if the applicant can demonstrate that the criteria in the above subsection cannot be met by addressing the following criteria. However, all those criteria from the above subsection that can be met shall be addressed in the site development plan.

- i. Due to factors including but not limited to the unique site design requirements or physical site constraints such as critical areas or utility easements, the maximum setback cannot be met; or
- ii. One or more of the above criteria would not be furthered or would be impaired by compliance with the maximum setback; or
- iii. Any function of the use which serves the public health, safety, or welfare would be materially impaired by the required setback.

The project site is surrounded by similarly zoned commercial arterial properties. The project would be subject to 15-foot front yard, minimum side and rear yard setbacks would not be applicable as the project site is not abutting a residential zone. **Based on the submitted drawings, the project appears to provide an approximately 15-foot front yard setback from the edge of a proposed 44'-6" plaza that would be located between the proposed building and Talbot Rd S.**

Building Height and Impervious Surface Coverage – Building height is the vertical distance from grade plane to the average height of the highest roof surface. The maximum building height in the CA zone and Rainer/Grady Junction Overlay is 50 feet, except 70 feet for vertically mixed use buildings (commercial and residential). Heights may exceed the Zone's maximum height with a Conditional Use Permit. In no case shall building height exceed the maximum allowed by the Airport Compatible Land Use Restrictions, for uses located within the Federal Aviation Administration Airport Zones designated under [RMC 4-3-020](#). **According to the submitted building elevations, the proposed structure would be one-story and less than the 50-foot maximum building height permitted. The building height would be verified at the time of formal application.**

The CA zone allows a maximum building coverage of 65 percent, or 75 percent if parking is provided within a building or within an on-site parking garage. It is estimated that the building coverage is approximately 5 percent of the lot area (4,200 square feet / 82,310 square feet = 5%). **It is the applicant's responsibility to demonstrate compliance with building coverage requirements at the time of formal application.**

Maximum Façade Width – The maximum façade width for multi-story buildings within the Rainer/Grady Junction Overlay is 160 feet. **The proposed building would have a façade width of approximately 88 feet, which is less than the 160-foot requirement.**

Screening – Screening must be provided for all surface-mounted and roof top utility and mechanical equipment. The site plan application will need to include elevations and details for the proposed methods of screening (see [RMC 4-4-095](#)).

Off-Street Parking – For commercial uses within the Rainier/Grady Junction Overlay, parking shall not be located between a building and a street, or a public open space or through-block connection unless sufficiently screened. **The submitted site plan includes a plaza between the building and the street and does not include parking between the proposed building and street.**

3. **Refuse and Recycling Areas:** Refuse and recycling areas must meet the requirements of [RMC 4-4-090](#), “Refuse and Recyclables Standards.” For *retail developments* a minimum of five (5) square feet per every one thousand (1,000) square feet of building gross floor area shall be provided for recyclables deposit areas and a minimum of ten (10) square feet per one thousand (1,000) square feet of building gross floor area shall be provided for refuse deposit areas. A total minimum area of one hundred (100) square feet shall be provided for recycling and refuse deposit areas in retail development. Architectural design of the enclosures shall be consistent with the design of the primary building. **Based on a commercial space of 4,200 square feet, a collection area totaling 100 square feet would be required for a refuse and recycling enclosure. Compliance with the refuse and recycling standards would be reviewed with the land use application.**
4. **Landscaping:** Except for critical areas, all portions of the development area not covered by structures, required parking, access, circulation or service areas, must be landscaped with native, drought-resistant vegetative cover.

Street Frontage Landscaping – The minimum onsite landscape width required along street frontages is 10 feet, with the exception of areas for required walkways and driveways, and shall contain trees, shrubs, and landscaping.

Please refer to landscape regulations ([RMC 4-4-070](#)) for additional general and specific landscape requirements. **A conceptual landscape plan and landscape analysis meeting the requirements in [RMC 4-8-120D.12](#), shall be submitted at the time of Site Plan application submittal.**

5. **Significant Tree Retention:** Application materials identify that there are mature trees on the site. When significant trees (greater than 6-inch caliper or 8-caliper inches for alders and cottonwoods) are proposed to be removed, a tree inventory and a tree retention plan along with an arborist report, tree retention plan and tree retention worksheet shall be provided with the formal land use application as defined in [RMC 4-8-120](#). The tree retention plan must show preservation of at least 30% of significant trees. Please refer to [RMC 4-4-130, Tree Retention and Land Clearing Regulations](#) for further general and specific tree retention and land clearing requirements.

In addition to retaining a minimum of 30% of existing significant trees, each new lot would be required to provide a minimum of 30 tree credits per net acre. Tree credits encourage retention of existing significant trees with larger trees being worth more tree credits.

TREE SIZE	TREE CREDITS
New small species tree	0.25
New medium species tree	1
New large species tree	2

TREE SIZE	TREE CREDITS
Preserved tree 6 – 9 caliper inches	4
Preserved tree 10 – 12 caliper inches	5
Preserved tree 13 – 15 caliper inches	6
Preserved tree 16 – 18 caliper inches	7
Preserved tree 19 – 21 caliper inches	8
Preserved tree 22 – 24 caliper inches	9
Preserved tree 25 – 28 caliper inches	10
Preserved tree 29 – 32 caliper inches	11
Preserved tree 33 – 36 caliper inches	12
Preserved tree 37 caliper inches and greater	13

Significant trees shall be retained in the following priority order:

Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); significant trees adjacent to critical areas and their associated buffers; significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper; and trees that shelter interior trees or trees on abutting properties from strong winds, which could otherwise allow such sheltered trees to be blown down if removed.

Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and other significant non-native trees.

Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.

The Administrator may require independent review of any land use application that involves tree removal and land clearing at the City's discretion.

The Administrator may authorize the planting of replacement trees on the site if it can be demonstrated to the Administrator's satisfaction that replacement requirements in [RMC 4-4-130H.1.e](#) can be met.

Tree retention standards shall be applied to the developable area, as defined in [RMC 4-11-040, Definitions D, of a property. A formal tree retention plan and tree credit worksheet prepared by an arborist or landscape architect would be reviewed at the time of the land use application.](#)

- Fences/Retaining Walls:** If the applicant intends to install any fences as part of this project, the location must be designated on the landscape plan. A wall taller than four feet requires a building permit. Fences up to six-feet in height are permitted in the rear yard and side yard; fences up to four feet are permitted in the front yard. Any part of a yard that is within a clear vision area has a limited fence height of 42 inches. A fence shall not be constructed on top of a retaining wall unless the total combined height of the

retaining wall and the fence does not exceed the allowed height of a standalone fence. New or existing fencing would need to comply with the fence requirements of the code ([RMC 4-4-040](#)).

Retaining walls shall be composed of brick, rock, textured or patterned concrete, or other masonry product that complements the proposed building and site development. There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way. Please refer to retaining wall standards (RMC 4-4-040) for additional information about fences and retaining walls.

7. **Parking:** Eating and drinking establishments are required to provide a minimum and maximum of 10 spaces per 1,000 square feet of dining area. See [RMC 4-4-080F.10.d](#) for parking lot design standards. A total of 64 parking stalls were identified in the site plan, however 42 of those spaces are proposed within the proposed Dick Drive-in project area, the remaining spaces would be located across the driveway to the east and would be contiguous with The Home Depot surface parking lot. For the purpose of calculating the parking associated with the proposed Dick's Drive-in, staff would include the 42 proposed surface parking spaces. Based on a total building area of approximately 4,200 square feet, the proposal would require a minimum and a maximum of 42 parking spaces. ***The proposal to provide 42 parking spaces falls within the required parking space range. Further compliance with the parking standards would be reviewed with the land use application.***

Refer to RMC 4-4-080F for standard stall and aisle dimensions. Standard surface parking spaces are a minimum of eight feet (8') in width and a minimum of twenty feet (20') in length. Compact structured stalls are a minimum of eight feet, six inches (8'-6") in width and a minimum of sixteen feet (16') in length. Compact parking spaces shall not account for more than thirty percent (30%) of the total spaces. The minimum aisle width for two way traffic with 90 degree parking spaces is 24 feet wide. ***The applicant would be required to provide a detailed parking plan with measurements at the land use application.***

The proposal would be required to provide bicycle parking based on 10 percent (10%) of the required number of off-street vehicle parking spaces for commercial uses. Each bicycle parking space shall be at least two feet (2') by six feet (6'), with no less than an overhead clearance of seven feet (7'). Bicycle parking facilities shall include a rack that is permanently affixed to the ground and supports the bicycle at two (2) or more points, including at least one (1) point on the frame. The user shall be able to lock the bicycle with a U-shaped lock or cable lock. Bicycle racks that only support a bicycle front or rear wheel are not permitted. Bicycle racks shall be installed to provide adequate maneuvering space and ensure that the requisite number of bicycle parking spaces remain accessible. Bicycle parking shall be conveniently located with respect to the street right-of-way and must be within fifty feet (50') of at least one main building entrance, as measured along the most direct pedestrian access route. ***Please review RMC 4-4-080F.11.b-c for further general and specific bicycle parking standards. Compliance with all parking regulations would be verified at land use review.***

8. **Access/Driveways:** Driveway widths and quantity are limited by the driveway standards, in RMC 4-4-080I. Driveways shall not be closer than 5 feet to any property line and not exceed 40 percent of the street frontage. The width of any driveway shall not exceed 30 feet. A single curb cut off Talbot Road S is proposed to be retained near the southwest corner of the property.

A connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic across abutting CA lots without the need to use a street. Access may comprise the aisle between rows of parking stalls, but is not allowed between a building and a public

street. **A site plan meeting access and driveway requirements shall be submitted at the time of formal land use application.**

9. **Rainier/Grady Junction Overlay:** The property is located within the Rainier/Grady Junction Overlay (RGJ Overlay) and would be subject to the requirements outlined in [RMC 4-3-030](#). In addition to the requirements summarized above, the proposal may be subject to the open space requirements as specified in RMC 4-3-030I, which requires a minimum of ten percent (10%) of the site area or ten thousand (10,000) square feet, whichever is less, as one or more public open spaces, which may be in the form of public plazas or public parks.

Applicable projects within the RGJ Overlay shall provide landscaping and other elements that meet a Green Factor Score of 0.4 or greater. All landscaping and other elements shall meet the standards promulgated by the Administrator or designee for the long-term health, viability, and coverage of plantings, see RMC 4-3-030L for a full description of the Green Factor Score requirements.

All new buildings constructed partially or wholly within five hundred feet (500') of I-405 are subject to the air and noise pollution mitigation requirements and must:

- a. Provide double-glazed windows that do not open;
- b. Not provide balconies on any side of a building facing I-405;
- c. Provide a centralized air filtration system;
- d. Use MERV 13 filters (or above) for air handling units for the HVAC system;
- e. Locate outdoor air intakes for the HVAC system as far as possible from I-405 (e.g., on rooftops, facades not facing I-405, or located in areas shielded from prevailing winds from highway);
- f. Design buildings with varying shapes and heights to help break up air pollution emission plumes, increase air flow, and help reduce pollutants such as particulates and noise; and
- g. Where possible, building design, landscaping, and greenspaces should be designed to block prevailing winds from building entries and outdoor areas.

The Administrator shall have discretion to approve alternative methods to mitigate air and noise pollution provided the alternatives are comparable or superior to the standards above.

10. **Urban Design Regulations:** The property is located in the Urban Design District 'D'. Compliance with Urban Design Regulations, District 'D', is required for all new structures. The urban design regulations were established in accordance with and to implement policies established in the Land Use Element of the Comprehensive Plan. **The land use application shall provide a written narrative to identify how the project meets each applicable urban design regulation.** Please refer the standards in their entirety at [RMC 4-3-100](#). The following bullets are some, but not all, of the guidelines and standards outlined in the regulations.

- Buildings shall be oriented to the street with clear connections to the sidewalk.
- Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least 4.5 feet wide along at least 75 percent (75%) of the length of the building facade facing a street, a maximum height of 15 feet above the ground elevation, and no lower than 8 feet above ground level.
- In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, include a roof and be screened around their perimeter by a wall

or fence and have self-closing doors. Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three.

- Parking shall be located so that no surface parking is located between the building and the front property line and the building and the side property line along a street. Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.
- A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided. Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials. The pathways shall be perpendicular to the applicable building façade and no greater than 150 feet apart. Permeable pavement pedestrian circulation features shall be used where feasible, consistent with the Surface Water Design Manual.
- All mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide common open space and/or recreation areas at minimum, fifty (50) square feet per unit and the location, layout, and proposed type of common space or recreation area shall be subject to approval by the Administrator.
- Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at façades along streets, shall be provided. Amenities such as outdoor group seating, benches, transit shelters, fountains, and public art shall be provided.
- All building façades shall include modulation or articulation at intervals of no more than 40 feet. Modulations shall be a minimum of 2 feet deep, 16 feet in height and 8 feet in width.
- Any façade visible to the public shall be comprised of at least 50 percent (50%) transparent windows and/or doors for at least the portion of the ground floor facade that is between 4 feet and 8 feet above ground.
- At least one of the following elements shall be used to create varied and interesting roof profiles: extended parapets; feature elements projecting above parapets; projected cornices; or pitched or sloped roofs. See illustration in RMC 4-3-100E.5 Building Roof Lines for examples.
- All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes. Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete.
- Pedestrian-scale lighting shall be provided at primary and secondary building entrances. Examples include sconces on building facades, awnings with down-lighting and decorative street lighting.

11. **Critical Areas:** According to City of Renton (COR) Maps, a Wellhead Protection Area (Zone 2) and high seismic hazard area are mapped onsite, and a Type F stream and wetland are mapped off-site to the south. Per RMC 4-3-050G.2.a, Type F streams require a 115-foot standard buffer and a 200-foot increased buffer with an additional 15-foot building setback from the buffer. ***A stream study would need to be submitted at the time of formal land use application.***

In addition, a wetland report would need to be submitted classifying and delineating the off-site wetland. The wetland buffer would be based on the category of the wetland as well as the wetland

characteristic per RMC 4-3-050G.2.j. A 15-foot setback is required between buildings and critical area buffers.

Per RMC 4-3-050B.1.g, as determined by the Administrator, these regulations may not apply to development proposed on sites that are separated from critical areas by pre-existing, intervening, and lawfully created structures, roads, or other substantial existing improvements. For the purposes of this Section, the intervening lots/parcels, roads, or other substantial improvements shall be found to:

- i. Separate the subject upland property from the critical area due to their height or width; and
- ii. Prevent or impair delivery of most functions from the subject upland property to the critical area.

Due to the presence of geological hazards, a geotechnical study will be required at the time of formal land use application. The study shall specifically address if the proposal will not increase the threat of the geological hazard to adjacent or abutting properties beyond pre-development conditions; and the proposal will not adversely impact other critical areas; and the development can be safely accommodated on the site. ***It is the applicant's responsibility to determine whether any other critical areas are present on the site prior to formal land use application.***

12. **Environmental Review:** The proposed project would require Environmental (SEPA) Review in accordance with WAC 197-11. An environmental checklist must be submitted with the land use application.
13. **Site Plan Approval:** Per [RMC 4-9-200](#), site plan review is required for any development in the CA zone. The purpose of the site plan review process is to analyze the detailed arrangement of project elements to mitigate negative impacts where necessary to ensure project compatibility with the physical characteristics of a site and with the surrounding area. Site plan review ensures quality development consistent with City goals and policies. Site plan review analyzes elements including, but not limited to, site layout, building orientation and design, pedestrian and vehicular environment, landscaping, natural features of the site, screening and buffering, parking and loading facilities, and illumination to ensure compatibility with potential future development. Decisional criteria for site plan approval are itemized in RMC 4-9-200E.3.
14. **Conditional Use Permit:** Under the proposed regulations, the proposed walk-up window would be required to comply with the following criteria ([RMC 4-9-030](#)):
 - a. **Consistency with Plans and Regulations:** The proposed use shall be compatible with the general goals, objectives, policies and standards of the Comprehensive Plan, the zoning regulations and any other plans, programs, maps or ordinances of the City of Renton.
 - b. **Appropriate Location:** The proposed location shall not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use. The proposed location shall be suited for the proposed use.
 - c. **Effect on Adjacent Properties:** The proposed use at the proposed location shall not result in substantial or undue adverse effects on adjacent property.
 - d. **Compatibility:** The proposed use shall be compatible with the scale and character of the neighborhood.
 - e. **Parking:** Adequate parking is, or will be made, available.
 - f. **Traffic:** The use shall ensure safe movement for vehicles and pedestrians and shall mitigate potential effects on the surrounding area.

- g. Noise, Light and Glare: Potential noise, light and glare impacts from the proposed use shall be evaluated and mitigated.
 - h. Landscaping: Landscaping shall be provided in all areas not occupied by buildings, paving, or critical areas. Additional landscaping may be required to buffer adjacent properties from potentially adverse effects of the proposed use.
15. **Sign(s):** The proposal includes a pole sign along Talbot Rd S. Construction of a pole sign is prohibited within a designated Urban Design District and would require approval of a [sign variance](#). A variance is intended to provide relief from code requirements only when strict application of the standards would prevent a property from being used in a reasonable manner. ***The land use application must include a written narrative explaining how the project meets the variance decision criteria.*** Please refer to the full standards in [RMC 4-9-250B.6](#).
16. **Permit Requirements:** The proposal would require Administrative [Site Plan Review](#), Administrative [Conditional Use Permit](#), Sign [Variance](#), and SEPA Environmental Review. Once a complete application is accepted, site plan review, and environmental review can be reviewed concurrently in an estimated time frame of 6-8 weeks. The 2026 application fees are as follows: Site Plan Review is \$3,221, Conditional Use Permit is \$1,914, Variance is \$1,584, and SEPA Review (Environmental Checklist) is \$1,914. A 5% technology fee would also be assessed at the time of land use application. Any modifications requested would require an additional \$308.00 fee. All fees are subject to change. Detailed information regarding the land use application submittal can be found on the City's Permit Center website. The City now requires electronic plan submittal for all applications.
- In addition to the required land use permits, separate construction and building permits would be required.***
17. **Waivers of Submittal Requirements:** The submittal checklist is not an exhaustive list of submittal requirements and may be modified in cases where additional information is required to complete the review of an application. In addition, non-applicable submittal requirements may be waived. ***The applicant should contact the assigned Project Manager if there are any questions regarding submittal requirements.***
18. **Public Information Sign:** Public Information Signs are required for all Type II and Type III Land Use Permits as classified by [RMC 4-8-080](#). Public Information Signs are intended to inform the public of potential land development, specific permits/actions being considered by the City, and to facilitate timely and effective public participation in the review process. The applicant must follow the specifications provided in the [public information sign handout](#). The applicant is solely responsible for the construction, installation, maintenance, removal, and any costs associated with the sign.
19. **Public Meeting:** Please note a neighborhood meeting, according to [RMC 4-8-090](#), is required for:
- a. Preliminary plat applications;
 - b. Planned urban development applications; and
 - c. Projects estimated by the City to have a monetary value equal to or greater than ten million dollars (\$10,000,000), unless waived by the Administrator.

The intent of this meeting is to facilitate an informal discussion between the project developer and the neighbors regarding the project. The neighborhood meeting occurs after a pre-application meeting and before submittal of applicable permit applications. The public meeting shall be held within Renton city limits, at a location no further than two (2) miles from the project site.

20. **Public Outreach Sign:** Planned urban development projects require the applicant to install a public outreach sign. Public outreach signs are intended to supplement information provided by public information signs by allowing an applicant to develop a personalized promotional message for the proposed development. The sign is also intended to provide the public with a better sense of proposed development by displaying a colored rendering of the project and other required or discretionary information that lends greater understanding of the project.
21. **Impact Fees:** In addition to the applicable building and construction fees, impact fees would be required. Fees change periodically and the fees in effect at the time of building permit issuance would apply. For informational purposes, the 2026 impact fees are as follows:
- A Fire impact fee of \$2.32 per square foot for restaurant space;
 - A transportation impact fee would be based on \$8,031.94 per net new PM Peak Hour Person Vehicle Trip.
- A handout listing all of the City's Development related fees is available for your review at <https://edocs.rentonwa.gov/Documents/Browse.aspx?id=8217302&dbid=0&repo=CityofRenton>.
22. **Next Steps:** When the formal application materials are complete, the applicant shall have the materials pre-screened prior to submitting the complete application package. Please contact Jill Ding, Senior Planner, at 425-430-6598 or jdging@rentonwa.gov to submit prescreen materials and subsequent land use application.
23. **Expiration:** Once the Site Plan application has been approved, the applicant has two (2) years to comply with all conditions of approval and to apply for any necessary permits before the approval becomes null and void. The approval body that approved the original application may grant a single two-year extension. The approval body may require a public hearing for such extension. ***It is the applicant's responsibility to monitor the expiration dates.***